



Report to New Forest National Park Authority

by Neil Pope BA(Hons), MRTPI

an Inspector appointed by the Secretary of State
for Communities and Local Government

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PLANNING AND COMPULSORY PURCHASE ACT 2004

SECTION 20

REPORT ON THE EXAMINATION INTO THE NEW FOREST NATIONAL PARK CORE STRATEGY AND DEVELOPMENT MANAGEMENT POLICIES

DEVELOPMENT PLAN DOCUMENT

Document submitted for examination on 27 May 2010

Examination hearings held between 7 and 9 September 2010 at the Conference Room,
South Efford House, Milford Road, Everton, Lymington, Hampshire

File Ref: PINS/B1740/429/5

ABBREVIATIONS USED IN THIS REPORT

AA	Appropriate Assessment
CD	Core Document
CRI	Changes Recommended by the Inspector
DIP	Delivery and Implementation Plan
DPD	Development Plan Document
LDS	Local Development Scheme
MP	New Forest National Park Management Plan
NE	Natural England
NPA	National Park Authority
PPS	Planning Policy Statement
RMS	New Forest National Park Recreation Management Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SPA	Special Protection Area

Non-technical Summary

This report concludes that the New Forest National Park Core Strategy and Development Management Policies Development Plan Document provides an appropriate basis for planning within the National Park up to 2026. The National Park Authority has sufficient evidence to support the strategy and policies within the DPD. It can also show that the aims and objectives of the Plan have a reasonable chance of being delivered.

To meet the statutory requirement for the Plan to be sound only a very limited number of changes are necessary. These can be summarised as follows:

- removing the requirement in policy CP10 for community facilities to be essential and;
- altering policy CP7 (the built environment) to ensure consistency with the relevant Act.

These changes are based on suggestions put forward and/or discussed during the Examination process. They do not alter the thrust of the Authority's overall strategy or its development management policies.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Development Plan Document (DPD) is identified within the approved LDS (December 2009) which sets out an expected adoption date of February 2011. This is achievable and the DPD is generally compliant with the LDS.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in 2007 and consultation has been compliant with the requirements therein.
Sustainability Appraisal (SA)	SA has been undertaken, including an Addendum in respect of the Proposed Amendments to the Submission draft Core Strategy (May 2010). The SA and its Addendum are adequate.
Appropriate Assessment (AA)	The Habitats Regulations Assessment Report (January 2010) and the Addendum conclude that there would be no significant harm to the conservation of the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site, the Solent Maritime SAC, the Solent and Southampton Water SPA and Ramsar site, the Solent and Isle of Wight Lagoons SAC or the Mottisfont Bats SAC as a result of the policies and proposals within the DPD. This satisfies the requirements of the Habitats Regulations.
National Policy	The DPD complies with national policy except where indicated and changes are recommended.
Sustainable Community Strategy (SCS)	The National Park Authority (NPA) is not required to prepare a SCS. Nevertheless, in preparing the DPD adequate regard has been given to the SCS of New Forest District Council, Wiltshire Council, Test Valley Borough Council and Hampshire County Council.
2004 Act and Regulations (as amended)	The DPD complies with the Act and the Regulations.

Introduction

1. This report contains my assessment of the New Forest National Park Core Strategy and Development Management Policies DPD in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004. It considers whether the DPD is compliant in legal terms and whether it is sound. Planning Policy Statement (PPS) 12 (paragraphs 4.51-4.52) makes clear that to be sound, a DPD should be justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the NPA has submitted what it considers to be a sound plan. The basis for my examination is the submitted draft DPD (February 2010). I also note the proposed amendments to the submitted DPD dated May 2010. These amendments are minor alterations that have been subject to SA and AA under the Habitats Regulations.
3. My report deals with the changes that are needed to make the DPD sound. These comprise changes recommended by the Inspector **(CRI)** (Appendix A). These very limited changes do not materially alter the substance of the Plan.
4. Appendix B contains changes proposed by the NPA to improve the document, including the amendments dated May 2010. None of these changes, individually or collectively, alter the soundness of the DPD. Many simply update the Plan following changes to national policies and guidance. As such, not all of these changes are mentioned in this report. However, all of them, unless specified below, are endorsed in the light of the NPA's wish to include them. I am also content for the NPA to make any additional minor changes to page, diagram, paragraph numbering etc., and to correct any spelling errors prior to adoption if necessary.
5. None of the changes in appendices A or B undermine the SA, AA or the participatory processes undertaken.
6. At various stages within my report I make reference to some of the Core Documents (CD) in the examination library.

Assessment of Soundness

7. Taking account of all the representations, written evidence and the discussion that took place at the examination hearings I have identified six main issues upon which the soundness of the DPD depends.

Issue 1 – Whether the strategy and policies are appropriate for the National Park, are they flexible and have adequate measures been identified to monitor outcomes.

8. The preparation of the NPA's core strategy is complicated by the statutory purposes and duties that exist under sections 61 and 62 of

the Environment Act 1995, as well as the duty imposed under section 66 to prepare National Park Management Plans.

9. Unlike most other core strategies that are fundamentally concerned with delivering major housing and business growth, the vision for the New Forest National Park is similar to other national parks in not being 'development led' (CD348 and CD350). It is mainly concerned with securing the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the New Forest and promoting opportunities for the understanding and enjoyment of the special qualities of the National Park. Much of this could be achieved through the separate New Forest National Park Management Plan (MP) (CD301), where the emphasis is on land management and working with various partners on small scale projects.
10. As there is much in common between the core strategy and the MP, in future, a single combined document would appear to be a logical way forward. This would provide a more simple framework for the National Park and has the potential to avoid duplication and reduce costs. Such an approach has been advocated in an earlier examination into another national park core strategy (CD348). However, this is not intended as a criticism of the NPA and does not mean that the DPD is unsound.
11. The core strategy sets out a simple spatial settlement hierarchy where different policies apply. It also contains different policy approaches to the distinct geographical areas of the National Park. Furthermore, the Spatial Strategy recognises that a significant proportion of the National Park is covered by areas that are designated for their nature conservation value (the highest of all the English national parks). The core strategy is sufficiently spatial.
12. There is some limited repetition of national policies within the DPD and there is some duplication of the supporting text to the various policies. Much of this has been addressed in the minor amendments proposed by the NPA (Appendix B). The NPA should be commended for simplifying the vast array of local plan policies that it 'inherited'. Overall, the DPD comprises a succinct set of policies.
13. The limited range of development management policies are appropriate for the small-scale development that is envisaged during the Plan period and would assist in sustaining the social and economic well-being of the national park community. These policies and the core strategy are also flexible enough to respond to changes in circumstances and help deliver the limited growth that is intended within the National Park. By way of example, the decision to revoke regional strategies (CD204) during the examination process does not alter the statutory national park purposes or duty, and does not require any significant changes to the spatial strategy.
14. The DPD links the strategic objectives to relevant policies and various monitoring indicators. This would allow for the effective monitoring

of the core strategy and the development management policies. It would also enable the NPA to monitor very similar objectives in the MP. Given the low level of envisaged growth, the NPA is justified by not specifying 'milestones' and 'triggers' as part of the monitoring.

Issue 2 – Whether the DPD was subject to adequate consultation and sufficiently caters for the social and economic well-being of the National Park community.

15. In preparing the DPD the NPA has undertaken an extensive and lengthy consultation process with a very wide range of public and private sector organisations. This includes parish/town councils and those representing businesses, such as the Country Land and Business Association and the Lymington & District Chamber of Commerce. Amongst other things, this process involved topic based working groups such as the Socio-Economic Working Group, numerous press releases and a public meeting in 2009. Details on the preparation of the DPD were also contained in the NPA's 'Park Life' newspaper which has a distribution of 90,000. This includes households and businesses within and adjacent to the National Park.
16. Some organisations and residents felt that the consultation process was inadequate and did not allow for effective engagement. To avoid a recurrence of this in the future the NPA may wish to consider undertaking 'Planning for Real' type events and/or make use of the 'sustainable rural communities toolkit' advocated in the 2010 DEFRA Circular on national parks (CD137). However, resources are limited and I noted that whilst prior notice was given of the evening session that I held in respect of this issue only a few people attended.
17. The Consultation Statement (CD04) reveals that the NPA exceeded the requirements of its SCI (CD10). Representations were received from a wide cross-section of the local community, including those representing business interests. There was adequate opportunity for those wishing to take part in the consultation process to do so.
18. The DPD correctly sets out the statutory national park purposes and duties. It is not within the remit of the NPA or this report to alter these. However, in conveying these purposes and duties the phrase "taking forward" rather than 'pursuing' has been used. This is different to section 62 of the Environment Act 1995. Whilst this in itself does not mean the DPD is unsound, paragraphs 1.11 and 1.12 of the Plan contain selective quotes from PPS7 (CD106). An extract from paragraph 21 of PPS7 is also misquoted. Although none of this was done with the intention of misleading anyone it has the potential to cause confusion and misinterpretation of some policies. The changes proposed as part of Appendix B would resolve this and would ensure consistency with national policy.
19. The DPD takes into account national planning policies for sustainable economic growth (CD103) and, amongst other things, is based upon a local economic profile (CD304) and a business needs survey

(CD344). It identifies the rural economy as a priority theme and one of the nine strategic objectives is the development of a diverse and sustainable economy that contributes to the well-being of local communities throughout the National Park.

20. The employment policies are permissive of small scale development and an assessment of the quality of existing employment sites (CD20) supports the separate policy requirement for the retention of such sites. This would allow for the modest expansion of existing businesses within the National Park.
21. There are also unimplemented planning permissions for 4,224m² of employment land within the National Park. This plentiful supply of new employment land would assist in accommodating the level of growth envisaged. These matters justify the NPA's approach of not allocating further land for employment use within this landscape which is recognised as being of national and, in the case of nature conservation interests, international importance. The Plan adequately caters for the economic well-being of the National Park.
22. Support for the retention of local community facilities is provided under policy CP10. This takes on board national park purposes and would assist in strengthening the social well-being and sustainability of the National Park community. However, in only supporting the development of essential new community facilities there is a risk that some communities could be denied the amenities they require.
23. The NPA's proposed amendment to paragraph 7.16 of the DPD retains the word essential. Deleting "essential" from policy CP10 and its supporting text is necessary to ensure that residents, community groups and parish/town councils are not inhibited in promoting or supporting schemes that could strengthen the social well-being of the National Park. This is required to make the Plan sound and is dealt with as **CRI 1** in Appendix A. With this change the Plan would adequately cater for the social well-being of the National Park community. (The following section covers housing needs.)

Issue 3 – Whether the DPD makes sound provision for housing, having regard to the proposed settlement hierarchy and provision for particular types of dwellings and other housing-related matters.

24. Notwithstanding the revocation of regional strategies the DPD retains a housing provision of 220 dwellings over the lifetime of the Plan. This equates to 11 dwellings per annum and is significantly lower than previous rates of house building within the National Park.
25. Much of the evidence base to justify these housing figures remains unchanged (CD17 and CD329). The economic viability report for the provision of affordable housing (CD328) also recognises that some open market housing is necessary to assist in meeting the housing needs of the National Park community. Furthermore, planning

permission already exists for 128 dwellings (nearly 60% of the intended housing provision). To maintain the vitality of the National Park community and assist in sustaining local services the NPA is justified in seeking this very modest level of housing growth.

26. The bulk of this new housing would be directed towards the four 'defined villages' of Ashurst, Brockenhurst, Lyndhurst and Sway. The evidence base demonstrates that these settlements are already substantially developed and have a range of services and facilities, including public transport (CD16 and CD331). They are appropriate locations for the scale of housing proposed within the DPD. By limiting new housing elsewhere (such as exception sites for affordable housing like the scheme at Pilley) the settlement hierarchy reflects national planning policies that are aimed at achieving sustainable development and protecting the character of the countryside (CD100, CD102A, CD106 and CD110).
27. The development boundaries of the four defined villages continue the established practice within the New Forest of identifying the limits of these settlements. This approach is understood by the local communities and removing these boundaries could create uncertainty and increase the pressure for greenfield development on the edge of these villages. (The NPA informed me that there could be some adjustment to these boundaries as part of the separate Sites and Designations DPD.)
28. Other policies within the DPD (and the forthcoming Design Guide Supplementary Planning Document) would allow the NPA to prevent the loss of valuable open spaces within the defined villages. The changes proposed in Appendix B, which include removing the former national indicative minimum density of 30 dwellings per hectare, would afford the NPA greater control over the character of new housing.
29. The affordable housing economic viability report demonstrates that a 50% affordable housing target under policy CP11 is achievable on housing sites within the defined villages. This report also supports the policy approach of seeking affordable housing contributions where on-site provision would be unviable. Whilst greater clarity to policy CP11 could be achieved if reference was made to site specific economic viability assessment, there is recognition of this important consideration within the supporting text. The NPA also informed me that following the adoption of this DPD the existing affordable housing supplementary planning guidance that was 'inherited' from New Forest District Council would be 'out of date' and new supplementary guidance would be required to assist developers in implementing this policy.
30. The evidence base assumes that affordable housing would be split 70%:30% in favour of social rented housing, with 30% being shared ownership (CD328) and a priority need for one and two bedroom dwellings (CD329). Initially, the DPD was silent on these matters.

This had the potential to create uncertainty for developers looking to bring sites forward for housing and was at odds with national policies (CD102A). However, the NPA's proposed changes (Appendix B) provide clarity and are consistent with national policies.

31. The amount of affordable housing that is likely to be provided within the defined villages would be small. This is not an uncommon scenario in rural settlements, especially those that form part of a cherished landscape and where a balance must be achieved between environmental/nature protection and the needs of local communities.
32. The housing officers at New Forest District Council anticipate that the housing needs of the Park community are likely to be more severe at the end of the Plan period. This situation is unlikely to be confined to the National Park. However, the DPD allows for the release of exception sites and the NPA is committed to working closely with the Housing Enabler and parish/town councils to deliver much needed affordable housing. In this regard, some comfort should be taken from the pre-application discussions that are already underway in respect of a number of schemes within the National Park. Policy CP11 allows for the delivery of affordable housing and accords with national policies (CD146).
33. The DPD recognises that during the Plan period the number of elderly residents in the National Park is likely to increase. I understand that in comparison to the situation in New Forest District there is more per capita elderly persons' housing inside the National Park than in the rest of the District. The DPD's reliance on building new dwellings to Lifetime Homes standards and the availability of limited grant aid to adapt existing housing is unlikely to go very far in meeting the needs of the ageing population. Nevertheless, this does not mean that the Plan is unsound and I agree with the NPA that there is no necessity to have a policy for everything. The additional text proposed as part of the changes (Appendix B) gives some reassurance and clarity to those seeking to provide housing for the elderly.
34. The DPD includes adequate provision for commoners' dwellings, recognising the Commoners' Dwelling Scheme and the important role this plays in land management within the New Forest. Whilst the provision for gypsies and travellers (policy CP13) is not entirely consistent with Circular 01/2006 (CD132), the discrepancies are not so significant as to warrant the DPD being found unsound. I also note that in August 2010, the Government announced its intention to revoke this Circular (CD148).
35. The NPA's proposed minor amendments to policy DP13 (agricultural or forestry workers dwellings) to allow for other occupational dwellings would bring this policy in line with the provisions of Annex A to PPS7. Elsewhere, policy DP11, which limits the size of extensions to dwellings, strikes an appropriate balance between meeting changes in householder requirements whilst maintaining a stock of small-sized dwellings for the benefit of the wider Park

Community. This is based on long-standing local policies, which have been supported on appeal, and is generally understood and accepted by residents. Limiting the 30% restriction to dwellings outside the defined villages is justified as extensions in these locations are likely to have a greater impact upon the unspoilt qualities of the New Forest.

36.I recognise the value of including a policy relating to replacement dwellings, especially in such a sensitive landscape as the New Forest National Park. The minor changes proposed by the NPA (Appendix B) would ensure that policy DP10 was not unduly restrictive in preventing replacement dwellings in the defined villages.

37.The DPD therefore makes sound provision for housing within the National Park.

Issue 4 – Whether the DPD affords adequate protection to the landscape, built environment, nature conservation interests and does it go far enough in tackling climate change.

38.The DPD contains a suite of policies that are aimed at conserving and enhancing the special landscape qualities of the National Park. These are consistent with PPS7 which, amongst other things, confirms that national parks have the highest status of protection in relation to the landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside must also be given great weight in development control decisions.

39.The inclusion of additional local landscape designations would only serve to confuse matters and the DPD is consistent with national policy in not identifying any. However, this does not prevent local communities from identifying notable or cherished landscape or townscape elements in any separate village design statements or parish plans that maybe forthcoming. I also note that detailed character appraisals have already been undertaken by the NPA in respect of some conservation areas (CD337 A-J). All of these documents can play an important role in understanding and safeguarding the special qualities of the National Park.

40.Policy CP7 is broadly consistent with national planning policies that are aimed at safeguarding heritage assets (CD104). However, in requiring proposals to “protect, maintain and enhance” assets, the policy gives rise to a higher test than the statutory requirements for listed buildings and conservation areas (CD129). During the examination the NPA informed me that it was ‘comfortable’ with the suggestion of replacing “and” with ‘or’ in this policy. A change to this effect is necessary to ensure consistency with the relevant Act and this is set out in **CRI 2** below. With this change, policies CP7, DP1, CP8 and DP6 provide a robust and sound basis for safeguarding the qualities of the built environment of the National Park.

41. The nature conservation policies have been formulated in consultation with Natural England (NE). A representative from NE also appeared on behalf of the Authority at one of the hearing sessions.
42. The Habitats Regulations Assessment Report (CD08) notes that the quantum of housing envisaged within the National Park is very different to that affecting the Thames Basin Heaths SPA. Nevertheless, the inclusion of a '400 metre zone' as part of policy CP1 (sites of international nature conservation importance) is helpful in alerting developers of the need for an appropriate assessment of proposals that could significantly disturb protected species within the New Forest SPA. The changes proposed by the NPA to the supporting text clarify that this policy is not intended to create an exclusion zone for new development. I endorse this change and consider this approach sound. Further changes are unnecessary.
43. The nature conservation provisions of the DPD accord with relevant national policies (CD108) and adequate mechanisms exist to secure the delivery of a network of green infrastructure (CD06). This is also identified as a key theme in the separate Recreation Management Strategy (RMS) (CD326). This network would assist in mitigating the harmful impact of new development upon the SPA.
44. The DPD also includes adequate provision for tackling climate change, including coastal protection works. Policies DP4 and DP5 address flooding and coastal issues and the supporting text to policy CP5 encourages schemes for small-scale renewable energy. The evidence base (CD14) demonstrates that these policies have given proper regard to relevant national policies (CD101, CD114 and CD116). The NPA's Sustainable Development Fund will also continue to be used to help fund eco-friendly schemes such as the impressive straw bale classroom at the Avon Tyrrell Outdoor Activity Centre.
45. The DPD affords adequate protection to the landscape, built environment and nature conservation interests within the National Park and goes far enough in tackling climate change.

Issue 5 – Whether the DPD would harm the current and future efficient operation of the local tourist industry and major commercial development along Southampton Water.

46. The evidence base reveals that the New Forest National Park has more visitors per square kilometre than any other British national park and that the number of visits is likely to increase over the Plan period (CD13). In allowing for some limited tourist-related development, policies CP16 and DP18 strike an appropriate balance between the national park purposes.
47. The DPD gives adequate recognition to the important role of tourism in the local economy and is consistent with best practice guidance (CD135) and national policy (CD137). The separate RMS provides a

detailed framework for managing visitor pressure, including coastal access and water based tourism. The DPD would not harm the current or future efficient operation of the local tourist industry.

48. The DPD also recognises the economic importance and proximity of major commercial development along Southampton Water. As much of this lies beyond the boundary of the National Park and businesses have yet to finalise plans for future growth, the DPD is justified in being noncommittal towards any schemes that may come forward during the Plan period. The NPA's proposed change to paragraph 2.15 of the DPD (Appendix B) was agreed by those attending the relevant hearing session on this matter. Changes to the Spatial Issues Diagram, including identifying the petrochemical complex at Fawley (Appendix B), would improve the clarity of the DPD. The DPD would not harm the current or future efficient operation of major commercial development along Southampton Water.

Issue 6 – Whether the access/transport provisions of the DPD and the requirements for developer contributions are appropriate and necessary.

49. The DPD is consistent with national planning policies (CD110) in supporting sustainable transport initiatives and promoting safer access. It also recognises that the A326 is a barrier affecting waterside residents and, in principle, does not prevent future small-scale improvements to this road which are noted in the Annual Monitoring Report (CD330). The Plan reflects the Authority's limited scope and remit in influencing transport issues within the National Park, including support for the New Forest Tour bus.

50. It is appropriate for developer contributions to be sought and obtained where new development would, in essence, harmfully increase the pressure on existing infrastructure. There is evidence to justify developer contributions towards public open space provision (CD325) and I have noted above the necessity for green infrastructure provision. However, the evidence base is somewhat unclear regarding other infrastructure provision.

51. I understand that Brockenhurst Primary School is operating at capacity. However, the Delivery and Implementation Plan (DIP) (CD06) states that no new educational facilities will be required as part of the development expected in the National Park up to 2026. I also understand that the Education Authority does not normally comment on schemes of less than ten dwellings. There is some 'tension' in the evidence on educational contributions. The DIP also states that the level of housing development anticipated in the Core Strategy does not indicate the need for any major new community facilities.

52. There are lists of 'Transport Schemes to be Funded by Developers Contributions' (CD358 and CD359). However, these do not demonstrate that existing highway infrastructure is unable to

accommodate the scale of planned growth. Nevertheless, there is evidence to justify contributions to prevent further deterioration in air quality standards in part of the National Park (CD311). Whilst circumstances may arise to justify developer contributions for highway schemes or other infrastructure, these need to be assessed on a case by case basis having regard to quantifiable evidence.

53. The changes proposed by the NPA to policy DP15 and the supporting text (Appendix B) would bring the DPD in line with the provisions of Circular 05/2005 (CD134) and the Community Infrastructure Levy Regulations 2010. These changes would enable the NPA and those with responsibility for providing infrastructure to seek developer contributions where it was necessary to make a development acceptable in planning terms, and where a contribution was directly related to a development and fairly and reasonably related in scale and kind.

Overall Conclusion and Recommendation

54. I conclude that, with the changes that I recommend, set out in Appendix A, the New Forest National Park Core Strategy and Development Management Policies DPD satisfies the criteria for soundness in PPS12. Therefore I recommend that the DPD be changed accordingly. For the avoidance of doubt, I endorse the Authority's proposed minor changes, set out in Appendix B.

Neil Pope

Inspector

This report is accompanied by:

Appendix A - changes recommended by the Inspector (see below)

Appendix B - minor changes put forward by the NPA (see below)

APPENDIX A – CHANGES RECOMMENDED BY THE INSPECTOR TO MAKE THE DPD SOUND

CRI 1

Paragraph 7.15	Delete "essential" and insert 'pubs, village halls' after "shops".
Policy CP10	Delete "essential".
Paragraph 7.16	Delete.

CRI 2

Policy CP7	Delete "and" in the first line and replace with 'or'.
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**APPENDIX B –
MINOR CHANGES PUT FORWARD BY THE NPA AND
ENDORSED BY THE INSPECTOR**

Paragraph / policy	Proposed Change
Foreword	The Chairman's Foreword at the front of the Core Strategy will need to be updated before the DPD is finally adopted. All references to the Regional Spatial Strategy for the South East (2009) will need to be deleted from the revised Foreword before it is finalised.

Chapter 1: Introduction:

Paragraph / policy	Proposed Change
Diagram page 1	Delete the box and arrows on the diagram relating to the 'South East Regional Spatial Strategy'.
Diagram Page 2	Delete the box and arrow relating to the 'Regional Spatial Strategy for the South East (2009)' from the diagram.
Paragraph 1.3	"The Authority's Core Strategy, together with the Regional Spatial Strategy for the South East, will deliver the long term planning vision for the National Park."
Paragraph 1.5	"It is also important to note that national planning policy contained in Planning Policy Guidance Notes and Planning Policy Statements, and relevant legislation and the Regional Spatial Strategy for the South East also form material considerations when determining planning applications in the National Park."
Paragraph 1.6	"The Core Strategy must be in general conformity with the Regional Spatial Strategy for the South East and the Government's Planning Policy Statements / Guidance notes."
Footnote 2 Page 3	"Section 62 of the Environment Act 1995. The relationship between the two purposes is commonly known as the Sandford Principle and is clarified in the 'English National Parks and the Broads UK Government Vision and Circular 2010' . The Circular makes it clear that that in most cases it should be possible to avoid potential conflicts through negotiation and well considered planning and management strategies. " government Circular 12/96. This makes it clear that the principle should only be applied as a measure of last resort, after every effort has been made to reconcile any conflicts.
Sub-title above paragraph 1.7	"National, Regional and Local Planning Context"
Paragraph 1.11	"Paragraph 21 states that National Parks have been confirmed by Government "...as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty and of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas. The conservation of wildlife and the cultural heritage are important considerations in all these areas. They are a specific purpose for National Parks, where they should also be given great weight in planning policies and development control decisions. As well as reflecting these priorities, planning policies in LDDs..... should also support suitably located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities, including the provision of adequate housing to meet identified local needs. "

Paragraphs 1.14 – 1.16	Paragraphs 1.14 to 1.16 under the sub-title 'Regional Planning Context' summarise the regional planning context in terms of (i) Policy C1 (New Forest National Park) of the Regional Spatial Strategy for the South East (2009); (ii) other relevant policies in the South East RSS relating to housing and nature conservation; and (iii) the relevant sections of the Government's Proposed Changes to the Regional Spatial Strategy for the South West relating to the setting of the New Forest National Park. It is proposed to delete the 'Regional Planning Context' subtitle and paragraphs 1.14 – 1.16 in their entirety.
Paragraph 1.19	"What happens in the New Forest National Park is clearly affected by what takes place in the surrounding areas, which includes the large South East Dorset and South Hampshire conurbations on either side of the National Park Plan Area, and to a lesser extent Salisbury lying to the north. Further major housing and employment development is planned for South Hampshire and South East Dorset in the period to 2026. Together these areas offer a wide range of..."
Paragraph 1.20	"Further major growth is planned in South Hampshire and in South East Dorset in their respective regional and sub-regional plans. In South Hampshire, the South East Plan proposes an additional 80,000 new dwellings and 2 million sq. m of employment 2006 – 2026; in the Bournemouth and Poole Housing Market Area, the South West Plan (Secretary of State's Proposed Changes) proposes an additional 48,100 dwellings and 45,400 jobs in South East Dorset over the same period."
Paragraph 1.29	"In total 56% of the National Park is designated of international value for nature conservation. This is a far higher proportion than any other English National Park. The New Forest Special Area....."

Chapter 2: Spatial Portrait of the Park

Paragraph / policy	Proposed Change
Paragraph 2.7	"The major attractions, including Lepe Country Park, Calshot Activities Centre, Beaulieu the National Motor Museum, Paulton's Park, and the villages of Lyndhurst, Brockenhurst, Beaulieu and Burley, attract people throughout the year."
Paragraph 2.12	"The Authority has an important duty in pursuing the two statutory Park purposes to foster the socio-economic well-being of the communities within the New Forest. The 'English National Parks and the Broads UK Government Vision and Circular' (2010) confirms that national park authorities should continue to focus their expenditure on the delivery of their statutory purposes, whilst seeking to maximise the socio-economic benefits available from such activity. Experience to date has shown that by harnessing the economy to environmental ends, tangible economic benefits can be delivered through the statutory purposes whilst at the same time enhancing those purposes¹². Circular 12/96 National Parks clarifies this by confirming that it is not appropriate for national park authorities themselves to assume the role of promoting economic development within National Parks, and national park authorities must ensure they carry out this duty in ways which are compatible with their pursuit of National Park purposes.¹²
Paragraph 2.15	"The South East Plan also recognises Southampton is as a major international gateway port with significant global and economic importance. Land at Dibden Bay, adjoining the National Park, is identified by in the adopted New Forest District (outside the National Park) Core Strategy (2009) and the Port of Southampton Masterplan 2009-2030 as the only area of land physically capable of accommodating significant expansion of the port....."

Footnote 12 Page 11	" ¹² Paragraph 66, English National Parks and the Broads UK Government Vision and Circular, 2010 " Paragraphs 22 – 24, Circular 12/96, National Parks
Footnote 13 Page 11	" ¹³ As required by Section 62(2) of the Environment Act 1995" and policy C1 in the South East Plan.
Spatial Issues Map, page 13	The housing numbers for the South Hampshire sub-region (80,000); the Bournemouth and Poole Housing Market Area (48,100); and South Wiltshire (12,400) should be removed from the diagram. It is also proposed to amend the titles for the sub regions to 'South Hampshire', South East Dorset' and 'South Wiltshire'. The oil refinery/petrochemicals complex at Fawley should be identified. The ship's position in Southampton Water should be relocated to more accurately reflect the location of the port.

Chapter 3: Vision and Strategic Objectives

Strategic Objectives Page 17	"Reduce the impacts of traffic on the special qualities of the National Park and provide support a range of sustainable transport alternatives within the Park." Add DP1 to CP16 and DP18 in the column marked relevant Core Strategy Policies relating to the Strategic Objective of 'Support development which encourages sustainable tourism and recreation, and provide opportunities for enjoying the Park's special qualities'
Paragraph 3.6	"They take account of the objectives within the National Park Management Plan; and the relevant Sustainable Community Strategies covering the Park and the Regional Spatial Strategy. "

Chapter 4: Spatial Strategy

Paragraph / Policy	Proposed Change
Paragraph 4.1	"The strategic direction for the National Park over the period to 2026 is underpinned by the delivery of the Park's two purposes and the related socio-economic duty. The Regional Spatial Strategy (2009) designation of the area as a National Park in 2005 recognises the New Forest....."
Paragraph 4.4	"In accordance with national planning policy, to minimise avoid harm to the most sensitive and fragile habitats and landscapes of the National Park, new development, including recreational facilities and infrastructure, will be directed away from these areas and towards more accessible locations."
Paragraph 4.10	" The South East Plan does not identify any strategic employment requirements for the National Park, and It is envisaged that only... "

Chapter 5: Protecting and Enhancing the Natural Environment

Paragraph / Policy	Proposed Change
Policy CP1 Nature Conservation Sites of	"In particular, any new housing that is proposed to be located within 400 m of the boundary of the New Forest Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects on the ecological integrity of the SPA. Such

International Importance	measures must be agreed with Natural England."
Paragraph 5.7	"The Habitats Regulations Assessment (HRA) for the Core Strategy identified that increased populations within close proximity to sensitive European nature conservation sites can have a number of impacts, such as increased fly tipping and disturbance to wildlife. This is based on detailed research conducted by Natural England and partners on the proximity of development to the Thames Basin Heaths SPA. Land within 400m of the boundary of the SPA is not intended to be an exclusion zone and for most developments it should be possible to avoid adverse effects on the integrity of the New Forest SPA if they are carried out with appropriate avoidance and mitigation strategies; some of which include..."
Policy CP2 The Natural Environment	<p>"Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance, geological features and the water environment.</p> <p>Development which would harm the notified special interest feature of a Site of Special Scientific Interest, or the nature conservation interest of other nationally important nature conservation sites will normally be refused.</p> <p>Development proposals which adversely affect locally designated sites, features or species identified in the Hampshire or other local Biodiversity Action Plans will be refused unless the Authority is satisfied that:</p> <ul style="list-style-type: none"> ▪ An alternative site, habitat or feature, of equivalent value, is provided; ▪ There are no alternative solutions; and ▪ There are overriding reasons which outweigh the harm. <p>In addition, opportunities to enhance ecological or geological assets should be maximised, particularly in line with local Biodiversity Action Plan priorities, and the South East Plan Areas of Strategic Opportunity."</p>
Paragraph 5.9	"The South East Plan sets regional biodiversity targets for improvements and identifies several areas of strategic opportunity for biodiversity improvement, some of which are in the New Forest."
Policy DP1 (criterion b) General Development Principles	"b) development respects the natural and built environment, landscape character and biodiversity, and where appropriate makes provision for new tree planting."
Paragraph 5.11	"National and regional planning guidance....."
Paragraph 5.13	<p>"'Green infrastructure' is defined in the South East Plan as a planned and managed network of open spaces that perform a number of functions²¹....."</p> <p>Insert new footnote at bottom of page 24: "As set out in the South East Green Infrastructure Framework"</p>
Policy CP3 Green Infrastructure	"...The Authority will work with adjoining authorities and other partners to develop green infrastructure for the National Park, and to ensure the impacts of development within and outside the Park's boundary do not affect the Park, especially internationally important nature conservation designations. This will include the implementation of the Authority's Recreation Management Strategy."
Paragraph 5.19	"The Authority will work with Natural England and other local authorities, as well as a range of relevant stakeholders to develop a strategic approach to prevent

	adverse effects on internationally designated nature conservation sites from recreational pressures. Although the South East Regional Spatial Core Strategy only requires an additional 11 dwellings per annum.....”
Policy DP3 Open Space	“Proposals that result in the loss of existing open space and amenity areas will not be permitted...”
Text box after Paragraph 5.22	“Where else to look: <ul style="list-style-type: none"> • The South East Plan, in particular policies CC8 and NRM5; • Planning Policy Guidance 17: Open Space, Sport and Recreation.....”
Paragraph 5.31	“Measures to reduce the National Park’s overall environmental footprint ²³ include sustainable transport, more energy efficient new development and supporting local food production. The South East Plan (2009) states that a sustained programme of action is needed to reduce the South East’s ecological footprint by 2026”
Text box after Paragraph 5.32	“Where else to look: <ul style="list-style-type: none"> • The South East Plan, particularly policy CC2”
Paragraph 5.36	“The National Park is at most risk of coastal flooding, and significant flooding from the Lymington River in Brockenhurst and to a lesser degree the Beaulieu River and these areas are shown on the Spatial Issues Map.” on page 15.
Paragraph 5.40	“ Both National planning policy and the South East Plan expects all new development to promote and encourage renewable and low carbon energy generation....”
Policy CP5: Renewable Energy	“Development proposals for, or incorporating, renewable energy schemes that assist in contributing towards the achievement of the South East regional national renewable energy targets will be permitted where.....”
Text box after Paragraph 5.44	“Where else to look: <ul style="list-style-type: none"> • The South East Plan, particularly policies CC2, CC4 and NRM11”
Paragraph 5.48	“ Both National planning policy and the South East Plan also supports proposals.....”
Text box after Policy CP6	“Where else to look: <ul style="list-style-type: none"> • The South East Plan, particularly policies NRM9 and NRM10”

Chapter 6: Protecting and Enhancing the Built Environment

Paragraph / Policy	Proposed Change
Paragraph 6.6	“ One of the Park’s statutory purposes, together with national planning policy, particularly PPS5 and PPS1 The Regional Spatial Strategy for the South East states recognises the importance of that high priority should be given to conserving and enhancing an area’s -the specific character. The level of development pressure within the National Park of the New Forest, acknowledging that the National Park is “under intense pressure” (paragraph 41.6) This is evidenced by the level of planning applications received....”
Paragraph 6.12	“ Both National planning policy and the South East Plan expects all new development to adopt and incorporate sustainable construction standards and techniques.”
Paragraph 6.16	“There are 47 18 Conservation Areas wholly within the National Park, with a further three straddling the boundary with New Forest District Council.”

Paragraph 6.18	"Development to listed buildings and in Conservation Areas will be carefully controlled to ensure that their character is retained, as set out in Planning Policy Statement 5 Guidance notes 15 and 16. The Government has recently consulted on a new PPS 15 Planning for the Historic Environment, to incorporate former PPGs 15 and 16. Applicants should refer to this revised national planning guidance in due course when it is published"
Text box after paragraph 6.18	"Where else to look: <ul style="list-style-type: none"> ● The South East Plan, particularly policies NRM11 and CC4 ● Planning Policy Guidance 15: Planning and the Historic Environment ● Planning Policy Guidance 16: Archaeology and Planning ● Planning Policy Statement 5: Planning for the Historic Environment
Text box after paragraph 6.19	"Where else to look: <ul style="list-style-type: none"> ● The South East Plan, particularly NRM7 and NRM8...

Chapter 7: Vibrant Communities

Paragraph / Policy	Proposed Change
Paragraph 7.2	"National and regional planning policy recognises the need for small-scale, sustainably located development within the National Park to support the socio-economic well-being of its communities.
Policy DP8 Retail Development outside the Defined Villages	"Outside the defined villages small-scale convenience shops within rural settlements that serve local needs and elsewhere farm shops that are part of a farm diversification will be permitted..."
New paragraph to be inserted after paragraph 7.16	"Proposals for residential care and nursing homes will be considered under policies CP14 and DP17."
Paragraph 7.18	"The current housing stock within the National Park stands at just under 15,000 dwellings, of which it is estimated that just under 3% are second home or holiday lets. Under the revoked Regional Spatial Strategy for the South East (2009) t he New Forest National Park h ads an annual housing requirement of 11 dwellings per annum in the Regional Spatial Strategy for the South East, totalling 220 dwellings over the period 2006 to 2026. Notwithstanding the abolition of the Regional Spatial Strategy, the Authority considers the figure of 11 dwellings per annum to be deliverable and the Core Strategy retains this requirement. Small scale development will continue to be required within the National Park to meet the needs of local communities and contribute towards sustaining local services."
Paragraph 7.19	"The graph on page 39 illustrates the rate of housing completions in the New Forest National Park for the last eight years and compares this to the Regional Spatial Strategy requirement of an additional 11 dwellings per annum."
Paragraph 7.20	"Dwelling completions within the National Park have exceeded the Regional Spatial Strategy requirement for an additional 11 dwellings per annum in each of the last eight years without the allocation of land for housing. Over this period, dwelling completions in the National Park have averaged 36 dwellings per annum. Compared to the South East Plan requirement for an additional 11 dwellings per annum between 2006-2026."

Paragraph 7.21	"There is a significant level of sites with outstanding planning permission for residential development in the National Park. At March 2009, this figure stood at an additional 128 dwellings - nearly 60% of the total South East Plan housing requirement for the National Park in the period 2006—2026 (110 in the New Forest District area of the National Park; 16 in the Wiltshire area; and two in the Test Valley Borough area ³²)."
Paragraph 7.22	"The local circumstances listed above justify the Authority's preferred approach of meeting the regional local housing requirement needs through supporting (i) appropriate development within the defined villages; (ii) the conversion of existing buildings; and (iii) rural exceptions sites. The Authority is confident that the regional Core Strategy housing requirement will be met without the need to allocate sites. Housing completions will continue to be monitored in the Annual Monitoring Report and the Authority will review this approach if completions drop below the regional requirement."
Paragraph 7.26	"There will need to be a balance in provision between social rented and intermediate housing. It is expected that around 70% of affordable housing will be social rented provided by registered social landlords with the remainder being intermediate. However, the Authority recognises that the nature of the local need will differ between settlements and there should be flexibility to vary the relative proportions of social rented / intermediate housing on a site by site basis with the benefit of advice from the respective local housing authority (New Forest District Council, Wiltshire Council or Test Valley Borough Council)."
Policy CP11 Affordable Housing	"The development of affordable housing to meet local needs will be permitted: (a) Within or adjacent to the four defined villages of Ashurst, Brockenhurst, Lyndhurst and Sway; or (b) Across the National Park through the release of "exceptions" sites within or adjacent to other villages, provided that..."
Paragraph 7.30	"The Authority is committed to supporting commoning through the Commoners' Dwelling Scheme and will consider such proposals through Core Policy CP11 or Policy DP13. "
Paragraph 7.33	" Both National³⁴ and regional³⁵ planning policy states that authorities should develop local housing density policies... "
Footnote 35, page 41	" ³⁵ Policy H5, Regional Spatial Strategy for the South East (2009) "
Policy DP9 Residential Density in the Defined Villages	"To ensure the conservation and enhancement of the built heritage of the defined villages, development densities within the villages must be informed by consideration of the character of the local area. Within the local circumstances of the New Forest National Park, where the four defined villages are often characterised by spacious residential plots set within mature landscapes, the need to make effective and efficient use of land must not compromise the character of the local area. development densities below the national indicative minimum of 30 dwellings per hectare will usually be justified.
Policy DP10 Replacement Dwellings	" Within the Defined Villages the replacement of existing dwellings will be permitted except where the existing dwelling: a) is the result of a temporary or series of temporary permissions or the result of an unauthorised use; or b) has been abandoned; c) has been demolished; or d) b) makes a positive contribution to the historic character and appearance of the locality. A replacement dwelling may be sited other than in the same position as the dwelling to be replaced, providing that there are clear environmental benefits.

	<p>Caravans and mobile homes may not be replaced by permanent dwellings.</p> <p>In the case of small dwellings, replacement dwellings must not result in a total habitable floorspace exceeding 100 sq. metres and in the case of other dwellings (not small dwellings) Outside the Defined Villages, the replacement dwelling should be of no greater floorspace than the existing dwelling. In exceptional circumstances, a larger dwelling may be permitted if it is essential to meet the genuine family needs of an occupier who works in the immediate locality. In respect of this exceptional circumstance, the maximum habitable floorspace of the replacement dwelling must not exceed 120 sq. metres.</p>
Paragraph 7.35	<p>“This policy does not apply to former dwellings that have either been demolished or abandoned. For the purposes of applying this policy. Abandonment is likely to have occurred where there has been a deliberate intention to cease the residential use of the property by (i) leaving the dwelling vacant for a considerable period or (ii) allowing the dwelling to deteriorate to the extent that residential re-use would involve what would be tantamount to rebuilding or (iii) introducing a different use that supplants the earlier residential use.”</p>
Policy DP13 Dwellings for agricultural or forestry workers	<p>Policy DP13: Dwellings for Agricultural or Forestry Workers “Agricultural, Forestry and other Occupational Dwellings</p> <p>Permission will be granted for an agricultural, or forestry and other occupational worker’s dwelling provided that the tests of Annex A of PPS7 are met and...”</p>
Paragraph 7.48	<p>“In order to demonstrate that the long term agricultural need for the dwelling has ceased the applicant will normally be expected to show that appropriate steps have been taken to try to sell or market the property for rent the property with the occupancy condition intact and that marketing has been correctly targeted, financially realistic and sustained...”</p>
Paragraph 7.50	<p>“A partial review of the Regional Spatial Strategy for the South East regarding provision of accommodation for Gypsies, Travellers and Travelling Showpeople is currently being considered. The emerging pitch requirements are for the combined area of New Forest District and the whole of the National Park. The Authority will work closely with New Forest District Council in considering...”</p>
Text box after policy CP13	<p>“Where else to look:</p> <ul style="list-style-type: none"> ● Regional Spatial Strategy for the South East paragraphs 7.27 – 7.30...”
Paragraph 7.51	<p>“In such cases where it is not possible to make the necessary provision on site, a tariff-based developer’s contribution will be....”</p>
Policy DP15 Infrastructure Provision and Developer Contributions	<p>“Development proposals shall make provision, through planning contributions, for the infrastructure necessary to secure that the development is acceptable in planning terms the context of the Core Strategy. Where appropriate, financial contributions for the provision of infrastructure off-site will be sought. The mechanism by which developers’ contributions are achieved will be reviewed in the light of changes in national policy. Tariff-based approaches and the Community Infrastructure Levy will be considered where this would simplify procedures and better ensure the provision of necessary infrastructure. In implementing this policy regard will be had to economic viability considerations at the site specific level.”</p>

Chapter 8: A Sustainable Local Economy

Paragraph / Policy	Proposed Change
Paragraph 8.3	<p>“This approach will help to deliver the National Park Authority’s has a duty³⁷, in pursuing its two statutory purposes to seek to foster the social and economic well-being of its local communities.” This duty is also reflected in the specific policy for the New Forest National Park in the South East Plan. This outlines that the emphasis for development should be on small scale proposals that are sustainably located and that development which assists the economic well-being of the Park and its communities should be supported provided that it does not conflict with the Park’s purposes”.</p> <p>This remaining sentence should be added to the end of Paragraph 8.2, so that the whole of Paragraph 8.3 is removed.</p>
Paragraph 8.4	<p>“The South East Plan It is recognised that maintaining a high quality natural environment can contribute substantial economic benefits by supporting tourism and helping to attract high value employees and businesses”.</p>
Paragraph 8.7	<p>“In relation to sustainable development in a nationally designated areas, PPS7 confirms that National Parks “should also support suitably located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities...” To achieve this suitably located and designed development, the Core Strategy will support the re-use and extension of existing buildings, the redevelopment of existing business use...”</p>
Policy CP15 Existing Employment Sites	<p>“Existing employment sites will be retained throughout the National Park where these to contribute to the sustainability of local communities”</p>
Policy CP16 Tourism Development	<p>Add additional wording to the end of Policy CP16: “Extensions to existing tourism developments will be considered in accordance with Policies DP17 and DP18.”</p>
Policy CP17 The Land Based Economy	<p>“a) (ii) maintaining the supply of land available for back up grazing on the enclosed lands and adjacent to the National Park...”</p>
Paragraph 8.27	<p>“In relation to rural activities, the South East Regional Plan National Park’s Management Plan outlines the important role that agriculture, horticulture commoning and forestry play in supporting the rural economy and maintaining the characteristic New Forest habitats and the management of the landscapes and biodiversity, as well as in commercial production. It encourages the strengthening of these land-based industries, and their ancillary industries, to enable them to undertake these functions and support and maintain incomes and commercial viability. Specifically within the New Forest National Park it outlines that supportive sustainable land management policies should be developed, and these should also cover the protection of grazing land outside the National Park. Moreover, one of the priorities for rural areas in the South East Regional Economic Strategy is to assist the food and farming sectors and support the development of premium local products and the land-based products supply chain.”</p>
DP21 Recreational Horse Keeping	<p>“Permission will be granted for recreational horse keeping provided that the proposal does not: a) have an adverse impact on the landscape or any nature conservation interests; and b) harmfully increase riding pressures on the open Forest; or</p>

	c) result in the loss of back-up grazing land.”
DP22 Field Shelters and Stables	“Permission will be granted for field shelters and stables provided that the building is: a) sensitively sited to be unobtrusive in the landscape; and b) simple in appearance and modest in scale; and c) constructed of appropriate materials. The same considerations apply to stables although these should be located close to existing buildings.”
Text box after Paragraph 8.48	“Where else to look: • Regional Spatial Strategy for the South East, particularly, Policy C1, 2009 ”

Chapter 9: Transport and Accessibility

Paragraph / Policy	Proposed Change
Strategic Objective for Transport Page 58	“Reduce the impacts of traffic on the special qualities of the National Park and provide support a range of sustainable transport alternatives within the Park.”
Policy CP18 Transport Infrastructure	“Further development of the strategic transport network will only be supported where...”
Text box after paragraph 9.14	“Where else to look: • The South East Plan, particularly Chapter 8 Transport..... ”
Policy CP19 Access	“The Authority will promote safer access and more sustainable forms of transport to and within the National Park for enjoyment, health and well-being, particularly where appropriate by supporting: (a) local transport initiatives such as the New Forest Tour; (b) community transport initiatives such as the Lymington to Brockenhurst Community Rail Partnership; (c) improvements to make existing paths, tracks and roads safer and more user friendly; and (d) opportunities for the creation of a more joined-up network of core routes for non-motorised transport.”

Chapter 10: Monitoring and Implementation

Paragraph / Policy	Proposed Change
Monitoring table - Second indicator under Objective 1	“Change in areas and populations of biodiversity importance, including: (i) change in BAP priority habitats and species and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.
Monitoring table – Forth indicator under Objective 4	Amend the text in the ‘Target’ column to read: “To meet the South East Plan Core Strategy requirement of 220 dwellings between 2006 and 2026.”
Monitoring table – Second	Move this indicator and its target and data source to sit under Objective 4 in the table.

indicator under Objective 5	
Monitoring table – Third indicator under Objective 5	<p>“Target to be identified through a partial review of the South East Plan the Authority’s Sites and Designations DPD”</p> <p>Move this indicator and its target and data source to sit under Objective 4 in the table.</p>
New indicator and target under Objective 7	<p>Indicator: Numbers of planning applications resulting in back-up grazing land lost to other uses</p> <p>Target: no net loss</p>
New indicator and target under Objective 7	<p>Indicator: Number of applications permitted for farm diversification which replace the farm business or which encourages intensive production methods.</p> <p>Target - Zero</p>

Annex 1: Policies superseded by Core Strategy and Development Management Policies

Paragraph / Policy	Proposed Change
Annex 1 Policies superseded by Core Strategy and Development Management Policies.	Replace Salisbury District Local Plan Policy H2G with Policy H2F in the list of those 'saved' policies to be replaced by the Core Strategy.